

## **Chapter 27.83**

### **BUILD THROUGH ACREAGE OVERLAY DISTRICT**

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#### **27.83.010 Scope of Regulations.**

The regulations set forth in this chapter, or set forth elsewhere in this title when referred to in this chapter, are the regulations of the BTA Build Through Acreage Overlay District. (Ord. 18454 §6; October 11, 2004).

#### **27.83.020 Purpose.**

The purpose of this chapter is to provide a mechanism for approval of short-term acreage development in portions of the City of Lincoln's zoning jurisdiction that are unlikely to receive urban services, and consequent urban density development, within the next 20 to 25 years (generally the area designated as Tiers II and III in the City of Lincoln's 2025 Comprehensive Plan) in the form of an overlay zone in combination with the City's existing AG Agriculture and AGR Agricultural Residential Districts. The overlay district is intended to allow owners the opportunity to realize a reasonable return on their property and to accommodate a continuing demand for acreage development without obstructing future urban development. The BTA Overlay District allows owners to develop a portion of their property with low-density residential development, while reserving the majority of the property for future long-term development with urban services. It also provides for the eventual transition of the previously developed acreage residential use to higher densities with the extension of urban services. (Ord. 18454 §7; October 11, 2004).

#### **27.83.030 BTA Overlay District; Boundaries; Map.**

The BTA Overlay District applies to all land zoned AG and AGR on the effective date of this Ordinance outside of, but within three miles of the city limits and all land which may hereinafter come within three miles of the city limits by virtue of annexation which was at the time of annexation zoned AG Agriculture District or AGR Agricultural Residential District under its previous county zoning. (Ord. 18454 §8; October 11, 2004).

**27.83.040 Use Regulations.**

Any use permitted in the underlying AG Agriculture District or AGR Agricultural Residential District in which the proposed use is located shall be allowed in the BTA Overlay District, except as prohibited within the provisions of this chapter and provided the additional requirements of this chapter are met. (Ord. 18454 §9; October 11, 2004).

**27.83.050 Single-Family Dwellings Under Community Unit Plans (CUP).**

A building or premises may be used for a single-family dwelling containing less than the minimum lot area of the underlying zoning district in the BTA Overlay District if a special permit for such use has been obtained in conformance with the requirements of Chapters 27.63 and 27.65. (Ord. 18454 §10; October 11, 2004).

**27.83.060 Area, Height, Grading and Land Use Disturbance, Parking, and Sign Regulations.**

The area, height, grading and land disturbance, parking, and sign regulations in the underlying AG or AGR zoning district shall apply in the BTA Overlay District except as otherwise provided herein. (Ord. 18454 §11; October 11, 2004).